

**BATTLE CREEK CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, August 5, 2009**

**1. Call to Order:**

Commissioner Steve Barker, Vice-Chair called the meeting to order at 4:00 p.m.

**2. Attendance:**

**Members Present:**

Steve Barker	William Morris	Chip Spranger
Mark Behnke(Mayor)	Chris Simmons	John Stetler
Jan Frantz		

**Excused:** Preston Hicks

**Staff Present:** Susan Bedsole, Licensing & Compliance Director  
Eileen Wicklund, City Attorney  
Jill Steele, Assist. City Attorney  
Glenn Perian, Senior Planner  
Leona Parrish, Administrative Assistant

**3. Additions or Deletions to the Agenda: None**

**4. Approval of Minutes:**

Workshop Minutes of July 22, 2009.

**A MOTION WAS MADE BY COMMISSIONER STETLER, SUPPORTED BY MAYOR BEHNKE TO APPROVE THE PLANNING COMMISSION WORKSHOP MINUTES FOR JULY 22, 2009 AS PRESENTED. VOTE ON MOTION; ALL IN FAVOR; NONE OPPOSED MOTION APPROVED.**

Meeting Minutes of July 22, 2009.

**A MOTION WAS MADE BY COMMISSIONER SPRANGER, SUPPORTED BY COMMISSIONER SIMMONS TO APPROVE THE PLANNING COMMISSION MEETING MINUTES FOR JULY 22, 2009 AS PRESENTED. VOTE ON MOTION; ALL IN FAVOR; NONE OPPOSED MOTION APPROVED.**

**5. Correspondence: Hand-out correspondence from Mr. Michael Buckley, Neighborhoods Incorporated, a letter of support for Special Use Permit #S-03-09.**

**6. Public Hearing:**

- A. SPECIAL USE PERMIT (#S-03-09): Petition from Crosspoint Church, Pastor Susan Morgan, 458 Main St., Battle Creek, MI 49014, on behalf of Battle Creek Public Schools; requesting a Special Use Permit of the following described property for use as a Community Center for Youth and Families as permitted under the**

**Planning and Zoning Code, Chapter 1290, Section 1290.01(b)(14) for property located at 340 Cliff Street, Battle Creek, MI 49017, (Former Post Elementary School), Parcel #1490-00-014-0 and #1500-00-052-0 and is legally described as:**  
CAINES ADD LOTS 14-15-38-39; and CAINES 2ND ADD LOTS 36 THRU 39 ALSO COM AT NW COR LOT 37 N 111 FT S 89 DEG 17 MIN E 264 FT S 111 FT TO NE COR LOT 38 WLY 264 FT ALG NLY LINES OF LOTS 38 & 37 TO BEG

Commissioner Barker stated the meeting process for the record and opened the Public Hearing.

Mr. Glenn Perian read the Planning Staff Report and noted the Planning Department recommends approval for Private Community Center for Youth and Families. He read the four (4) conditions for approval noted and the basis for determination from the staff report for the record.

Petitioner Pastor Susan Morgan, Crosspoint Church, 458 Main Street, Battle Creek, MI, was present to speak. Stated their vision, hopes and dreams are to offer opportunity for enrichment to children and families in that area and are looking forward to partnering with the local public surrounding schools, organizations currently in place that are working with children and also working with the Battle Creek Police Department. Said children do not have much they can do with themselves and are often unattended; they hope to provide a safe place for them to learn and experience leadership. Noted they provide services with the Calhoun County Juvenile Home and will help those children to fill their needs, so they will not be children at risk. They will also work with families by offering space for community office needs by providing access to intranet, fax and copy machines for adults that often do not have transportation to fulfill those needs.

Commissioner Barker asked if Pastor Morgan had received a copy of the Planning Department Staff Report and if they had any comments regarding that report.

Pastor Morgan stated, yes she received a copy and had no comments regarding the staff report.

Commissioner Stetler asked if they would provide overnight accommodations.

Pastor Morgan stated no, not from the beginning; they have done mission work in the past and if a place is needed for those in town temporarily, they would possibly consider.

Commissioner Frantz commented regarding page one(1) of Staff Report; the Special Use Permit is referenced as #S-02-09 and should have been written as #S-03-09.

Mr. Denny Welling, 243 Central Street, Battle Creek, MI, was present to speak as representative of Battle Creek Public Schools. Stated he has been working for approximately one-year with Pastor Morgan; feels they have a reliable business plan that is documented and planned out sustainability. They ask the Planning Commission to approve this Special Use Permit.

Commissioner Morris wanted to commend Mr. Welling for his hard work for the community regarding finding uses for the former elementary school buildings that are now vacant.

Mr. John Cash, 121 Academy St., Battle Creek, MI; NPC #1 Chairperson; came forward to speak stating their NPC have been on summer break and cannot speak on their behalf. Said his personal opinion is that it would be a good use for that location; applauds Pastor Morgan for her efforts and also her wanting to improve a neighborhood where she once lived.

Mr. Glenn Perian, Senior Planner, Planning Department stated they had received a letter of support from Mr. Michael Buckley, President & CEO, Neighborhoods Inc. Noted the letter was originally submitted to the Zoning Board for a Use Variance request and was later determined to require a Special Use Permit from the Planning Commission.

Having no further public comments the public hearing was closed.

7. **Old Business:** None

8. **New Business:**

- A. **SPECIAL USE PERMIT (#S-02-09):** Petition from Crosspoint Church, Pastor Susan Morgan, 458 Main St., Battle Creek, MI 49014, on behalf of Battle Creek Public Schools; requesting a Special Use Permit of the following described property for use as a Community Center for Youth and Families as permitted under the Planning and Zoning Code, Chapter 1290, Section 1290.01(b)(14) for property located at 340 Cliff Street, Battle Creek, MI 49017 (Former Post Elementary School).

**A MOTION WAS MADE BY COMMISSIONER SIMMONS, SUPPORTED BY COMMISSIONER MORRIS TO APPROVE PETITION #S-03-09 SPECIAL USE PERMIT FOR USE AS A COMMUNITY CENTER FOR YOUTH AND FAMILIES BASED ON GENERAL STANDARDS AND CONDITIONS OF APPROVAL CONTAINED IN THE STAFF REPORT; FURTHER MORE ADOPT AS THEIR FINDINGS THE RECOMMENDATIONS CONTAINED AND OUTLINED IN THE STAFF REPORT AS A BASIS OF DETERMINATION FOR PROPERTY LOCATED AT 340 CLIFF STREET.**

**Discussion:** None

**VOTE ON MOTION: ALL IN FAVOR; NONE OPPOSED MOTION APPROVED.**

9. **Comments by the Public:** None

10. **Comments by the Staff and Commission Members:**

Commissioner Morris thanked the staff for preparing the reports submitted.

Commissioner Barker stated he felt the workshop held on July 22<sup>nd</sup> was very helpful and informative wanted to thank Commissioner Hicks for calling the workshop meeting. Also thanked the Planning Department staff for their assistance.

11. **Adjournment:**

The meeting adjourned at 4:23 P.M.

Respectfully Submitted,  
Planning Department  
Battle Creek City Planning Commission